

OVERVIEW OF TOD

PROPERTY EVALUATION

MAY 2019



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TERMS & DEFINITIONS



PURPOSE - TO IDENTIFY DART STATIONS AND PROPERTIES THAT COULD ACT AS A CATALYST FOR TRANSIT ORIENTED DEVELOPMENT ON DART OWNED PROPERTY.

BUS

DART Bus

DART (DALLAS AREA RAPID TRANSIT)

Dallas Area Rapid Transit is the Dallas County transit authority. It operates buses, light rail, and commuter rail vehicle lanes in Dallas and twelve of its suburbs.

DCTA (DENTON COUNTY TRANSPORTATION AUTHORITY)

Operates the A-Train, a 21 mile commuter rail line connecting Denton and Dallas Counties.

LRT

DART Light Rail

SIZE (ACRES)

Refers to DART owned land around DART Stations. Estimates are based on Dallas County Appraisal District Data and should be verified.

TIF DISTRICT

A Tax Increment Financing (TIF) District is an area in which a city has identified under-performing real estate and works with private developers to develop and implement redevelopment plans and then reinvests a portion of property tax revenues generated from new real estate development into an area to encourage the implementation of the redevelopment plans.

TOD

Transit Oriented Development

TRE (TRINITY RAILWAY EXPRESS)

Commuter train connecting Fort Worth and Dallas, TRE is provided jointly by the Fort Worth Transit Authority (Trinity Metro) and DART.

WALK SCORE®

Walk Score measures the walkability of any address using a patented system. For each address, Walk Score analyzes hundreds of walking routes to nearby amenities. Points are awarded based on the distance to amenities in each category. Amenities within a 5 minute walk (.25 miles) are given maximum points. Fewer points are given to more distant amenities, with no points given after a 30 minute walk.

Walk Score also measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. Data sources include Google, Education.com, Open Street Map, the U.S. Census, Localeze, and places added by the Walk Score user community.

WALK SCORE	DESCRIPTION
90-100	Walker’s Paradise Daily errands do not require a car.
70-89	Very Walkable Most errands can be accomplished on foot
50-69	Somewhat Walkable Some errands can be accomplished on foot
25-49	Car-Dependent Most errands require a car.
0-24	Car-Dependent Almost all errands require a car.

WEEKLY PARKING UTILIZATION

Average parking occupancy in morning peak hours as a percentage of total parking spots.

KEY

- BLUE LINE RED
- LINE GREEN LINE
- ORANGELINE



TRAIN
STATION



BUS PICKUP/
DROP OFF

WORKS CITED: Dallas County Appraisal District, Collin County Appraisal District, Tarrant County Appraisal District, Denton County Appraisal District, The City of Dallas Office of Economic Development, The City of Rowlett, The City of Plano, The City of Carrollton, The City of Irving, The City of Garland, The City of Dallas, DART, WalkScore.com, Trinity Railway Express, Denton County Transit Authority, Fort Worth Transportation Authority, The City of Addison, The City of Farmers Branch, The City of Irving

DISCLAIMERS



The information contained in this DART TOD Property Report is furnished solely for the purpose of providing information to prospective developers and other interested parties of DART owned property (the "Properties") surrounding DART stations. The material is based in part upon information supplied by DART and in part upon information obtained by Cushman & Wakefield from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by DART, Cushman & Wakefield, Inc. ("Cushman & Wakefield"), or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective developer in the course of its evaluation of the Properties. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Properties or constitute an indication that there has been no change in the business or affairs of the Properties since the date of preparation of the information.

This TOD Property Report was prepared by Cushman & Wakefield and has been reviewed by DART. It contains select information pertaining to the Properties and does not purport to be all inclusive or to contain all of the information which a prospective developer may desire.

In this TOD Property Report, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

PROCESS

TO REVIEW AND RANK DART-OWNED SITES WITH THE GOAL OF IDENTIFYING AND PRIORITIZING A LIST OF PROPERTIES THAT ARE MOST MARKETABLE TO DEVELOPERS FOR TOD

1. C&W determined evaluation criteria as well as the relative weighting of each criterion in developing an overall marketability score
2. C&W evaluated 47 DART-owned properties
3. C&W ranked each property and created a short list of the 15 properties that are most marketable



CRITERIA ANALYZED

OPPORTUNITY ZONES

DART OWNED STATIONS WITHIN OPPORTUNITY ZONES



DART STATIONS / PROPERTIES	ADDRESSES	CENSUS TRACT
8th & Corinth Station	1740 E 8th St 1608 E 8 th St 113 N Corinth St 1600 E Clarendon Dr	48113004100
Buckner Station	8008 Elam Rd.	48113009301
Cedars Station	1112 Bellevue St.	48113020400
Lake June Station	6410 Lake June Rd	48113009301
MLK Station	1412 S Trunk Avenue	48113010300
Powhattan	1105 and 1108 Powhattan St	48113020400

CRITERIA ANALYZED

PROPERTY SIZE /ATTRIBUTES

CRITERIA	MEASUREMENT	SCORE	DESCRIPTION
Size	Acres	Under 2.5 acres – 0 2.5 to 5 acres – 1 5 to 7.5 acres – 2 7.5 to 10 acres – 3 Over 10 acres – 4	See pg. 3
Walkability Score	1 to 100	Under 50 – 0 50 to 70 – 1 Over 70 – 2	See pg. 3
Parking Utilization (less than 50%)	Parking Utilization %	Under 50% - 4 50 to 75% - 2 Over 75% - 0	See pg. 3
Vehicular Accessibility & Visibility	Access	High – 2 Med – 1 Low – 0	Measurement based on ingress and egress to stations and proximity to, and visibility from, major thoroughfares
Annual Ridership	Annual Fare Revenue	<250k – 0 250k-650k – 1 >650k – 2	Annual Ridership numbers provided by DART

CRITERIA ANALYZED

DEVELOPMENT READINESS



CRITERIA	MEASUREMENT	SCORE	DESCRIPTION
New Development (occurring within ½ mile last 5 years)	Yes/No	Yes – 3 No – 0	Any new development or redevelopment of commercial or residential properties within a ½ mile radius of stations since 2014
Re/development Area	Yes/No	Yes – 2 No – 0	Stations located within an established zone for redevelopment - Tax Incremental Financing Districts (TIF), Tax Incremental Reinvestment Zones (TIRZ) (See pg. 3 for additional detail)
Station Area Plan or TOD Zoning	Yes/No	Yes – 3 No – 0	Stations whose municipalities have established plans for the development of the surrounding area with a focus on transit oriented development (TOD) or TOD zoning in the proximate area
In-place Infrastructure	Yes/No	Yes – 2 No – 0	DART station infrastructure – bus bays, rail stations, parking lots, etc.
Development Constraints	Yes/No	Yes – 0 No – 4	Any easements or other restrictions that effect the developable acreage of the station area – power line easements, gas line easements, zoning restriction, etc.

CRITERIA ANALYZED

MARKET SUPPORT FOR TOD



CRITERIA	MEASUREMENT	SCORE	DESCRIPTION
Residential Opportunity Gap (within 1 mile)	Population/Employment	Over 2.25 – 0 1.00 to 2.25 – 1 .25 to 1.00 – 2 Under .25 – 4	Lower numbers reflect residential growth opportunities due to higher numbers of locally available workers compared to residents in the surrounding area.
Population Density	Annual Rate	Under 2k – 0 2k to 4k – 1 Over 4k – 2	Measurement of the number of people living within a ½ mile radius of each station
Employment Density	Annual Rate	Under 2.5k – 0 2.5k to 5k – 1 Over 5k – 2	Measurement of the daytime population of workers within a ½ mile radius of each station
Millennials/Empty Nesters (within ½ mile radius)	% of Population	Under 30% – 0 30 to 60% - 1 over 60% - 2	Percentage of the number of people living within a ½ mile radius of each station who are between the ages of 25-34 or 55-64
Number of Households (within ½ miles radius)	# of households	Under 500 – 0 500 to 1500 – 1 Over 1500 – 2	Measurement of the number of households within a ½ mile radius of each station - a household is composed of one or more people who occupy a housing unit
Opportunity Zones	Yes/No	Yes – 4 No – 0	Stations located within Opportunity Zones - census tracts generally composed of economically distressed communities that qualify for the Opportunity Zone program, according to criteria outlined in 2017's Tax Cuts and Jobs Act.

CRITERIA ANALYZED

MARKET SUPPORT FOR TOD



CRITERIA	MEASUREMENT	SCORE	DESCRIPTION
Office	NNN starting rent/RSF	N/A or Under \$17 – 0 \$17 to \$20 – 1 Over \$20 – 2	Average starting annual rent for office space – on a per-square-foot basis – within the office submarket in which the station is located (per C&W Research)
Multi-Family	NNN starting rent/RSF	N/A or Under \$1.25 – 0 \$1.25 to \$1.50 – 1 Over \$1.50 – 2	Average starting monthly rent for multi-family apartment space – on a per-square-foot basis – within the multi-family submarket in which the station is located (per ALN Apartment Data)
Retail	NNN starting rent/RSF	N/A or Under \$20 – 0 \$20 to \$25 – 1 Over \$25 – 2	Average starting annual rent for retail space – on a per-square-foot basis – within the retail submarket in which the station is located (per CoStar)
Rail or Bus Access	Rail/Bus Access	Rail Access – 2 Bus Access – 1	Station provides access to DART Light Rail – 2 points – DART Bus service – 1 point – or both – 2 points

CRITERIA ANALYZED

WEIGHTING METHODOLOGY



CRITERIA GROUPINGS	WEIGHTING
Property/Site Attributes	23%
Development Readiness	27%
Market Support for TOD	50%

Determines the relative weight of the point totals in each criteria grouping compared to the total possible points awarded to each station

Reflects the relative importance of each criteria grouping as determined by DART and Cushman & Wakefield



TOTAL
RANKING

TOD PROPERTY EVALUATION

PROPERTY RANKINGS



Rank	Station	Score
1	Mockingbird Station	87
2	Arapaho Center Station	81
3	Spring Valley Station	81
4	Park Lane Station	77
5	LBJ Central Station	73
6	Westmoreland Station	72
7	CBD East Transfer Center	72
8	Cedars Station/Powhattan	72
9	Forest Lane Station	71
10	Market Center Station	71
11	Parker Road Station	71
12	Inwood/Love Field Station	71
13	Northwest Plano Park & Ride	70
14	Pearl Arts District Station/San Jacinto	68
15	Addsion Transit Center	68
16	MLK, Jr. Station	67
17	Buckner Station	65
18	Downtown Rowlett Station	65
19	North Irving Transit Center	65
20	North Carrollton/Frankford Station	63
21	Downtown Garland Station	63
22	West Transfer Center	63
23	Forest/Jupiter Station	63
24	Downtown Carrollton Station	61
25	Kiest Station	61

TOD PROPERTY EVALUATION

PROPERTY RANKINGS



Rank	Station	Score
26	Royal Ln. Station	60
27	Farmers Branch Station	59
28	Trinity Mills Station	59
29	8th & Corinth Station	57
30	Hampton Station	57
31	LBJ/Skillman Station	57
32	Ledbetter Station	57
33	Lake June Station	55
34	Jack Hatchell Transit Center	55
35	Walnut Hill/Denton Station	55
36	Bachman Station	55
37	Deep Ellum Station	54
38	Lake Ray Hubbard Transit Center	53
39	White Rock Station	51
40	West Irving Station	51
41	Downtown Irving/ Heritage Crossing Station	49
42	Illinois Station	49
43	South Garland Transit Center	47
44	Red Bird Transit Center	41
45	Camp Wisdom Station	41
46	Glenn Heights Park and Ride	37
47	Lawnview Station	35



TOP 15 RANKING

TOD PROPERTY EVALUATION

TOP 15 PROPERTIES



Rank	Station	Score
1	Mockingbird Station	87
2	Arapaho Center Station	81
3	Spring Valley Station	81
4	Park Lane Station	77
5	LBJ Central Station	73
6	Westmoreland Station	72
7	CBD East Transfer Center	72
8	Cedars Station/Powhattan	72
9	Forest Lane Station	71
10	Market Center Station	71
11	Parker Road Station	71
12	Inwood/Love Field Station	71
13	Northwest Plano Park & Ride	70
14	Pearl Arts District Station/San Jacinto	68
15	Addsion Transit Center	68



PROPERTY AERIALS

OVERVIEW OF TOD PROPERTY EVALUATION

MOCKINGBIRD STATION



#01
SCORE 87



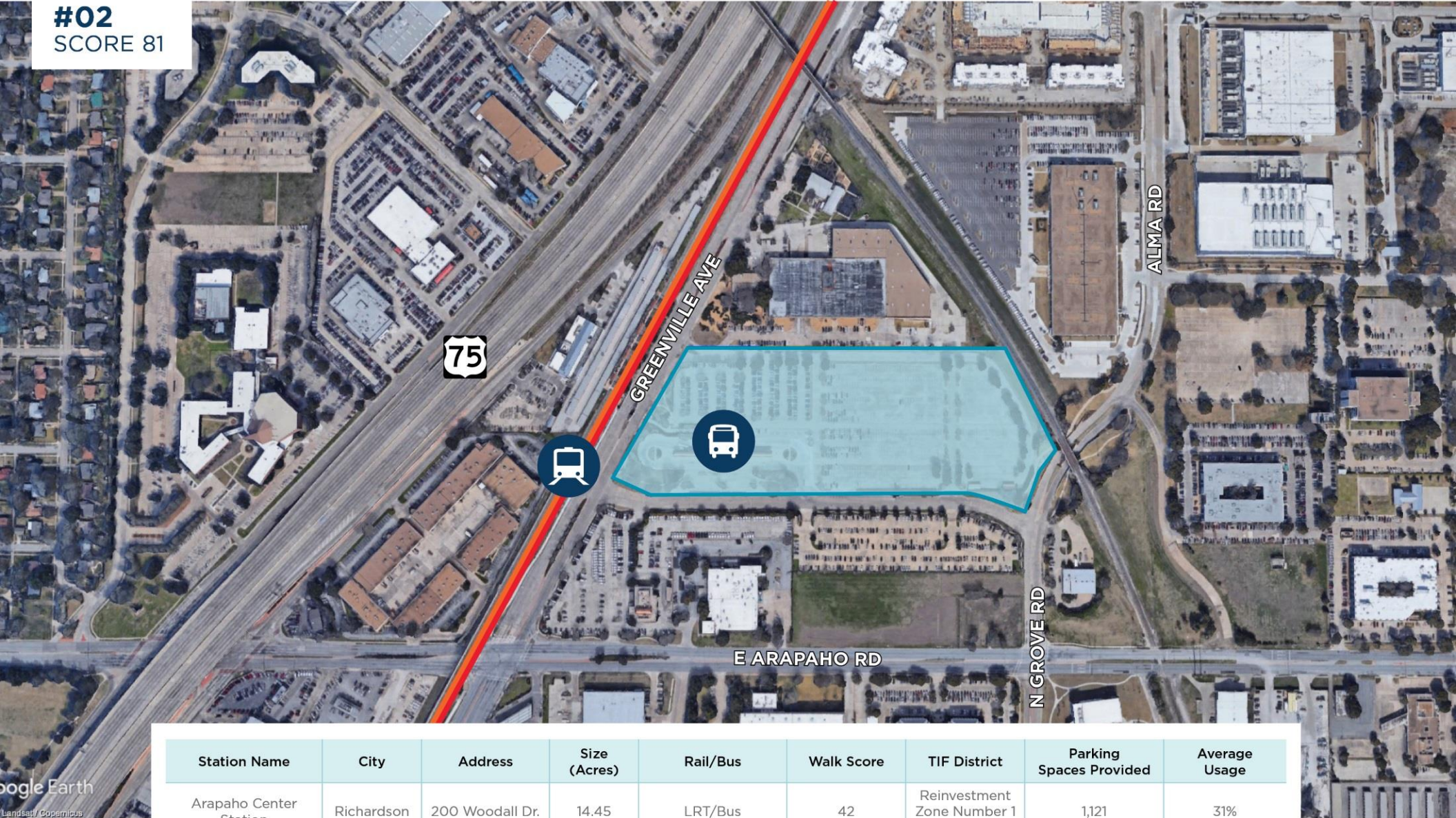
Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Mockingbird Station	Dallas	5465 E. Mockingbird Ln	±10	LRT/Bus	83	TOD(Dallas)	712	72%

OVERVIEW OF TOD PROPERTY EVALUATION

ARAPAHO CENTER STATION



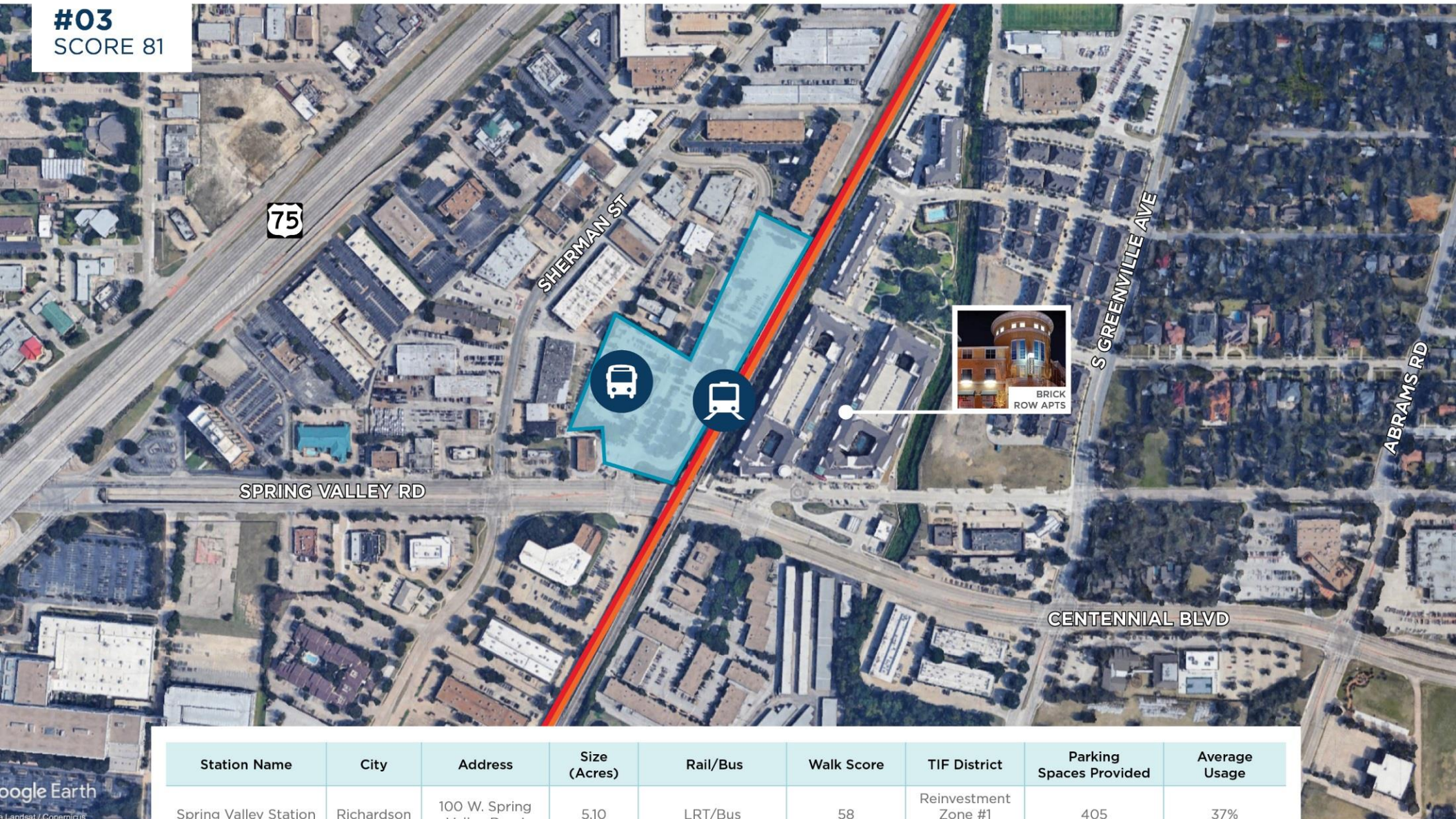
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SCORE 81



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Arapaho Center Station	Richardson	200 Woodall Dr.	14.45	LRT/Bus	42	Reinvestment Zone Number 1 (Richardson)	1,121	31%

SPRING VALLEY STATION

#03
SCORE 81



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Spring Valley Station	Richardson	100 W. Spring Valley Road	5.10	LRT/Bus	58	Reinvestment Zone #1 (Richardson)	405	37%

OVERVIEW OF TOD PROPERTY EVALUATION

PARK LANE STATION



#04
SCORE 77



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Park Lane Station	Dallas	8169 Park Lane	5.86	LRT/Bus	85	Vickery Meadow (Dallas)	320	43%

OVERVIEW OF TOD PROPERTY EVALUATION

LBJ CENTRAL STATION



#05
SCORE 73



OVERVIEW OF TOD PROPERTY EVALUATION

WESTMORELAND STATION



#06
SCORE 72

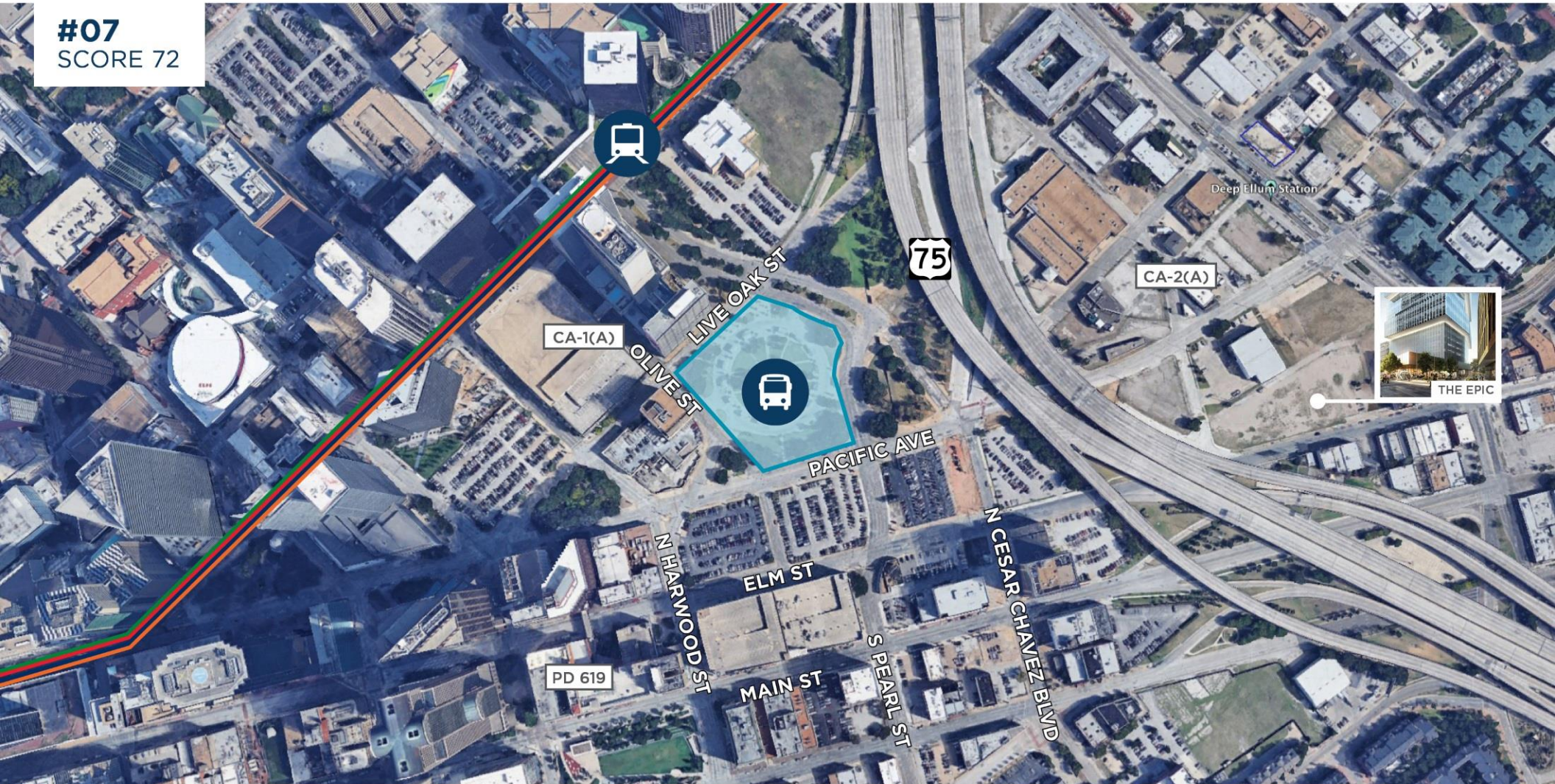


Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Westmoreland Station	Dallas	2646 S Westmoreland	15.21	LRT/Bus	62	None	672	41%

CBD EAST
TRANSFER CENTER



#07
SCORE 72



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
CBD East Transfer Center	Dallas	330 N. Olive St	3.90	LRT/Bus	87	Downtown Connection (Dallas)	None	N/A

CEDARS STATION/POWHATTAN



#08
SCORE 72



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Cedars Station / Powhattan	Dallas	1112 Belleview St.	2.04	LRT/Bus	78	Cedars/TOD (Dallas)	None	N/A

OVERVIEW OF TOD PROPERTY EVALUATION

FOREST LANE STATION



#09
SCORE 71



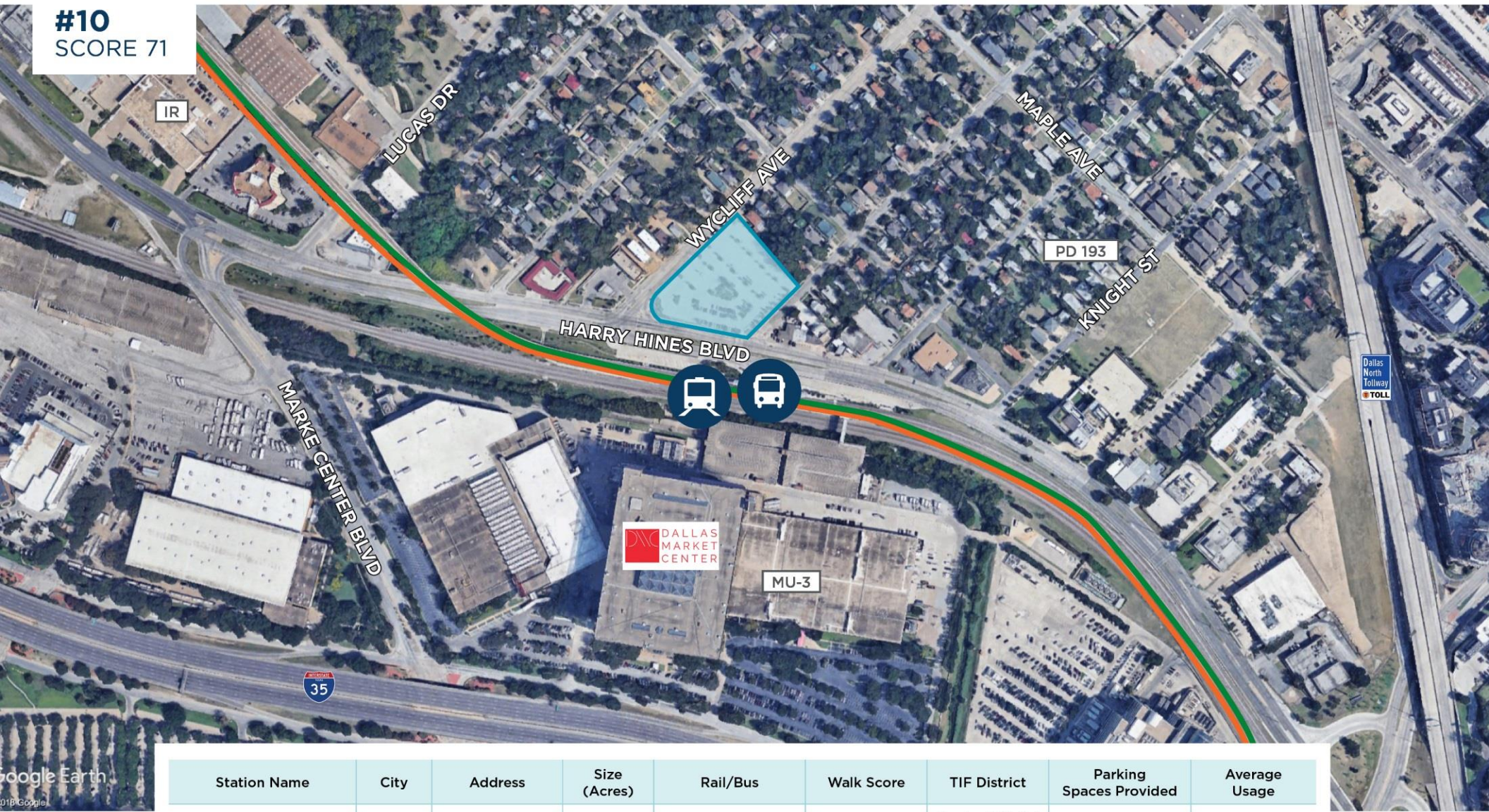
Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Forest Lane Station	Dallas	8210 Forest Lane	5.51	LRT/Bus	41	None	253	35%

OVERVIEW OF TOD PROPERTY EVALUATION

MARKET CENTER STATION



#10
SCORE 71



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Market Center Station	Dallas	4301 Harry Hines	2.55	LRT/Bus	73	Design District (Dallas)	238	57%

OVERVIEW OF TOD PROPERTY EVALUATION

PARKER ROAD STATION



#11
SCORE 71



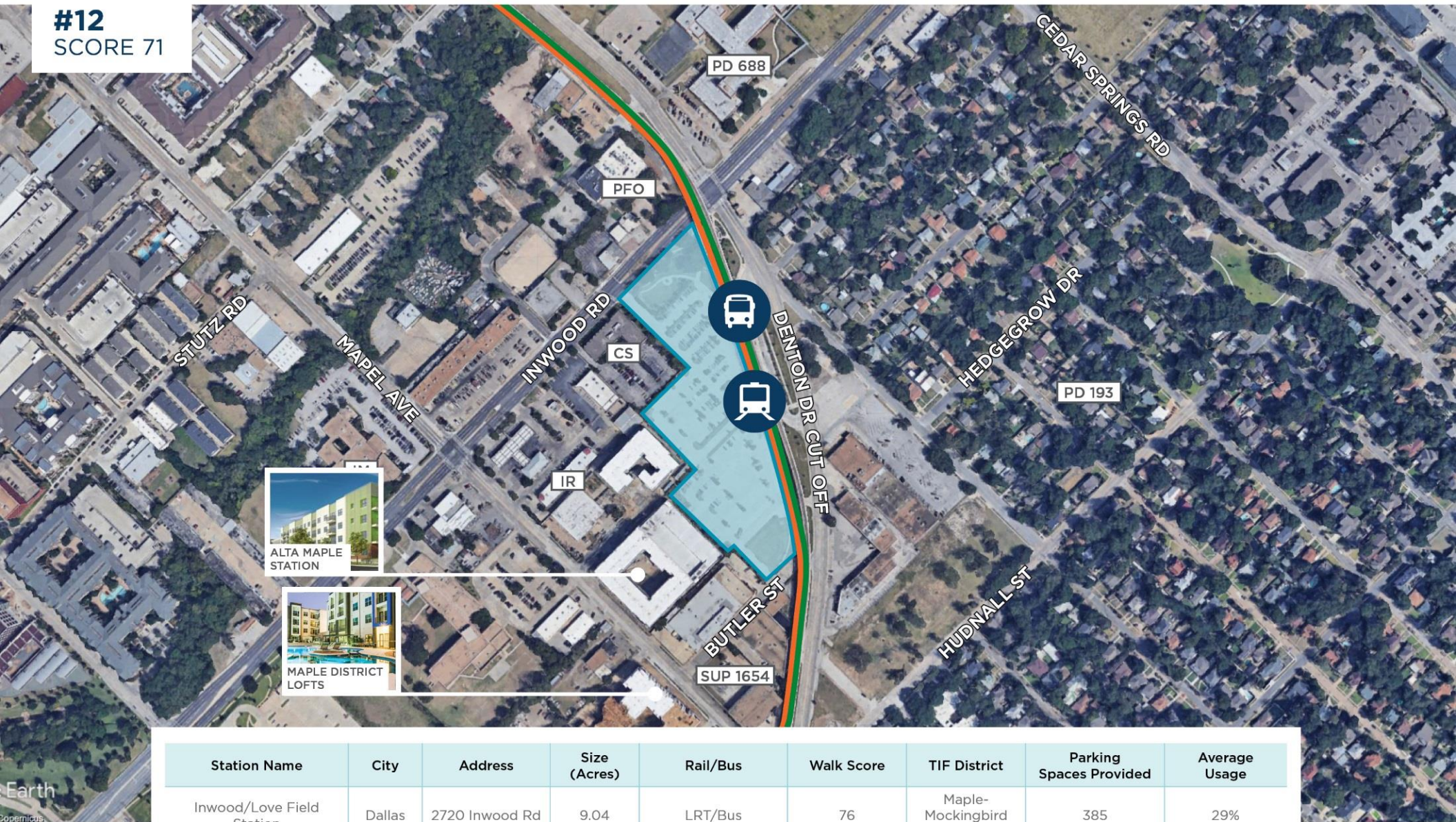
Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Parker Road Station	Plano	2600 Archerwood	25.7	LRT/Bus	56	TIF #2 (Plano)	2,020	90%

OVERVIEW OF TOD PROPERTY EVALUATION

INWOOD/LOVE FIELD STATION



#12
SCORE 71



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Inwood/Love Field Station	Dallas	2720 Inwood Rd	9.04	LRT/Bus	76	Maple-Mockingbird (Dallas)	385	29%

NORTHWEST PLANO PARK & RIDE



#13
SCORE 70



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Northwest Plano Park & Ride	Plano	6830 Communication Pkwy	9.5	Bus	33	None	564	50%

PEARL ARTS DISTRICT STATION/ SAN JACINTO STATION

#14
SCORE 68



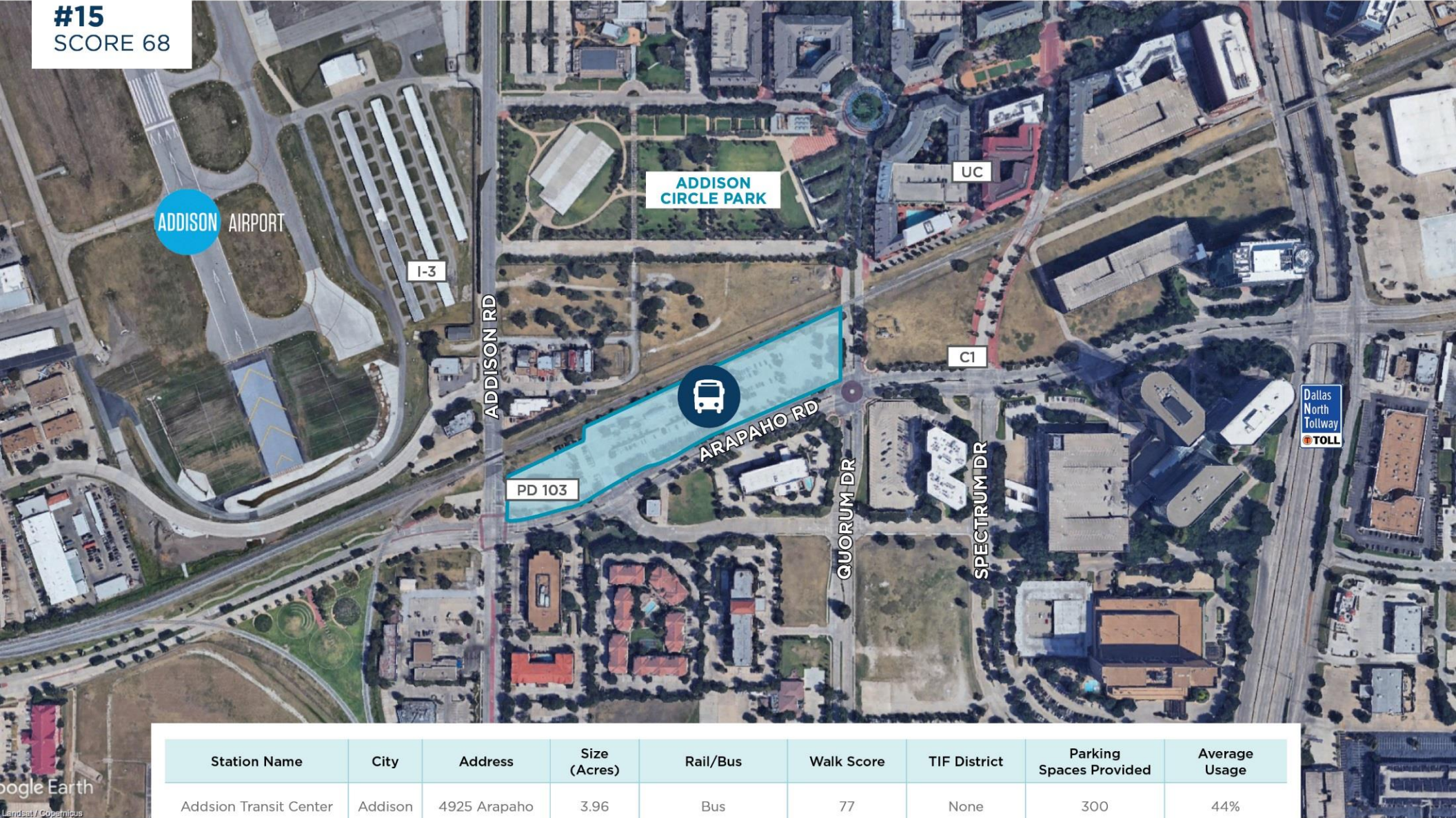
Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Pearl Arts District Station/San Jacinto Station	Dallas	2632 Ross Ave.	1.96	LRT	82	Downtown Connection (Dallas)	None	N/A

OVERVIEW OF TOD PROPERTY EVALUATION

ADDISON TRANSIT CENTER



#15
SCORE 68



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Addison Transit Center	Addison	4925 Arapaho	3.96	Bus	77	None	300	44%

MLK, JR.
STATION

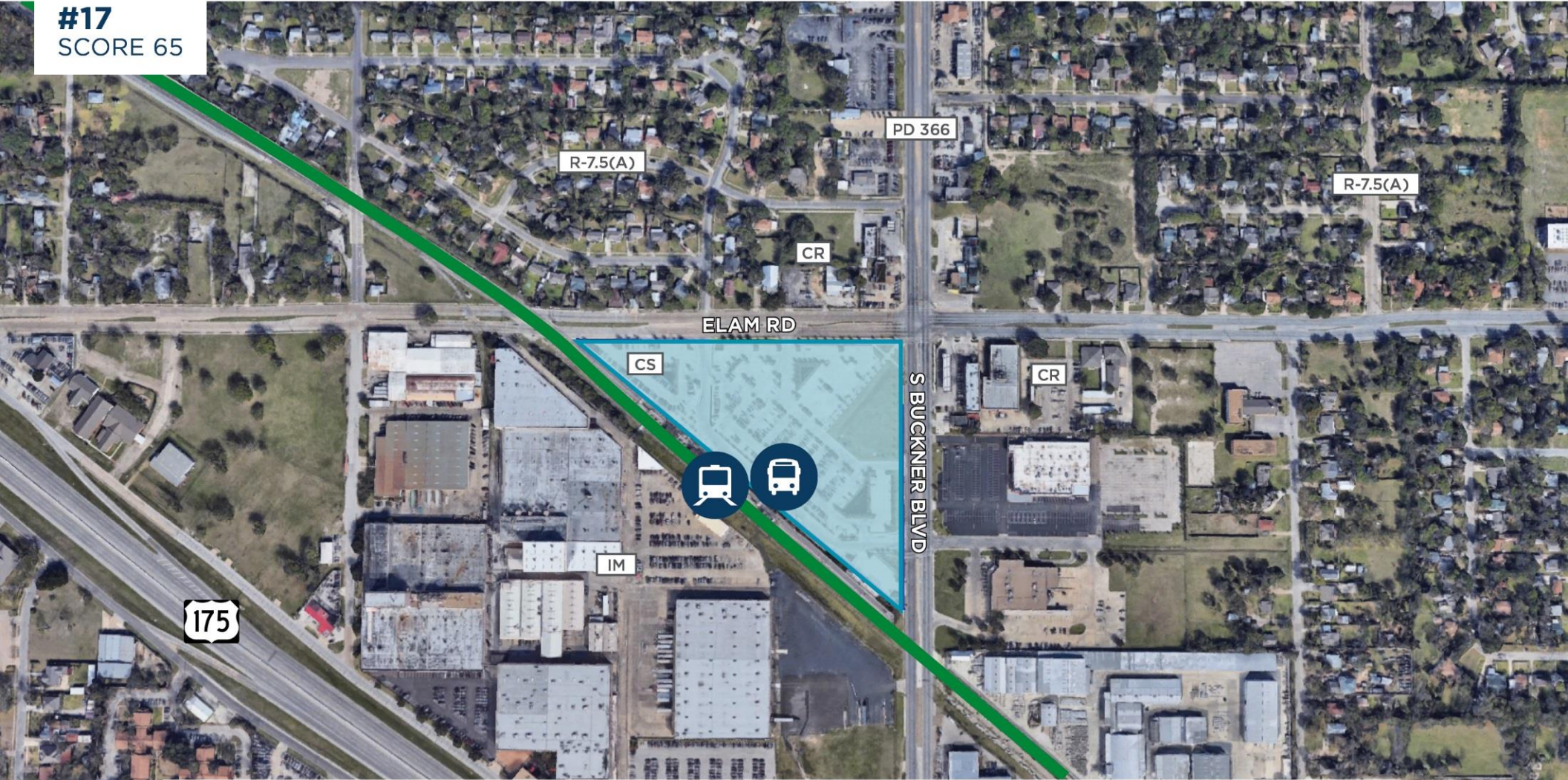
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SCORE 67



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
MLK, Jr. Station	Dallas	1412 S. Trunk	4.61	LRT/Bus	70	Grand Park South (Dallas)	200	18%

BUCKNER
STATION

#17
SCORE 65



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Buckner Station	Dallas	8008 Elam Rd.	12.19	LRT/Bus	25	None	499	33%

OVERVIEW OF TOD PROPERTY EVALUATION

DOWNTOWN ROWLETT STATION



#18
SCORE 65



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Downtown Rowlett Station	Rowlett	5000 Martin Drive	10.04	LRT/Bus	56	TIF District (Rowlett)	750	76%

OVERVIEW OF TOD PROPERTY EVALUATION

NORTH IRVING TRANSIT CENTER



#19
SCORE 65



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
North Irving Transit Center	Irving	5601 Riverside Dr	11.98	Bus	21	TIRZ#1 (Irving)	721	2%

NORTH CARROLLTON/FRANKFORD STATION



#20
SCORE 63



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
North Carrollton/ Frankford Station	Carrollton	1717 W. Frankford Rd.	16.8	LRT/Bus	12	None	1,677	33%

DOWNTOWN GARLAND STATION

#21
SCORE 63



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Downtown Garland Station	Garland	430 W. Walnut St.	8.19	LRT/Bus	51	Downtown TIF District (Garland)	540	63%

OVERVIEW OF TOD PROPERTY EVALUATION

WEST TRANSFER CENTER



#22
SCORE 63



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
West Transfer Center	Dallas	920 San Jacinto St	1.43	LRT/Bus	94	Adjacent to TOD & Downtown Connection (Dallas)	None	N/A

OVERVIEW OF TOD PROPERTY EVALUATION

FOREST/JUPITER STATION



#23
SCORE 63



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Forest/Jupiter Station	Garland	3232 Forest Lane	12.61	LRT/Bus	65	Downtown TIF District (Garland)	563	18%

DOWNTOWN CARROLLTON STATION



#24
SCORE 61



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Downtown Carrollton Station	Carrollton	1013 N. Denton Dr.	4.96	LRT/Bus	65	TIRZ District (Carrollton)	251	60%

KIEST
STATION

#25
SCORE 61



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Kiest Station	Dallas	3300 S. Lancaster	2.89	LRT/Bus	65	TOD (Dallas)	201	5%

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ROYAL LANE STATION



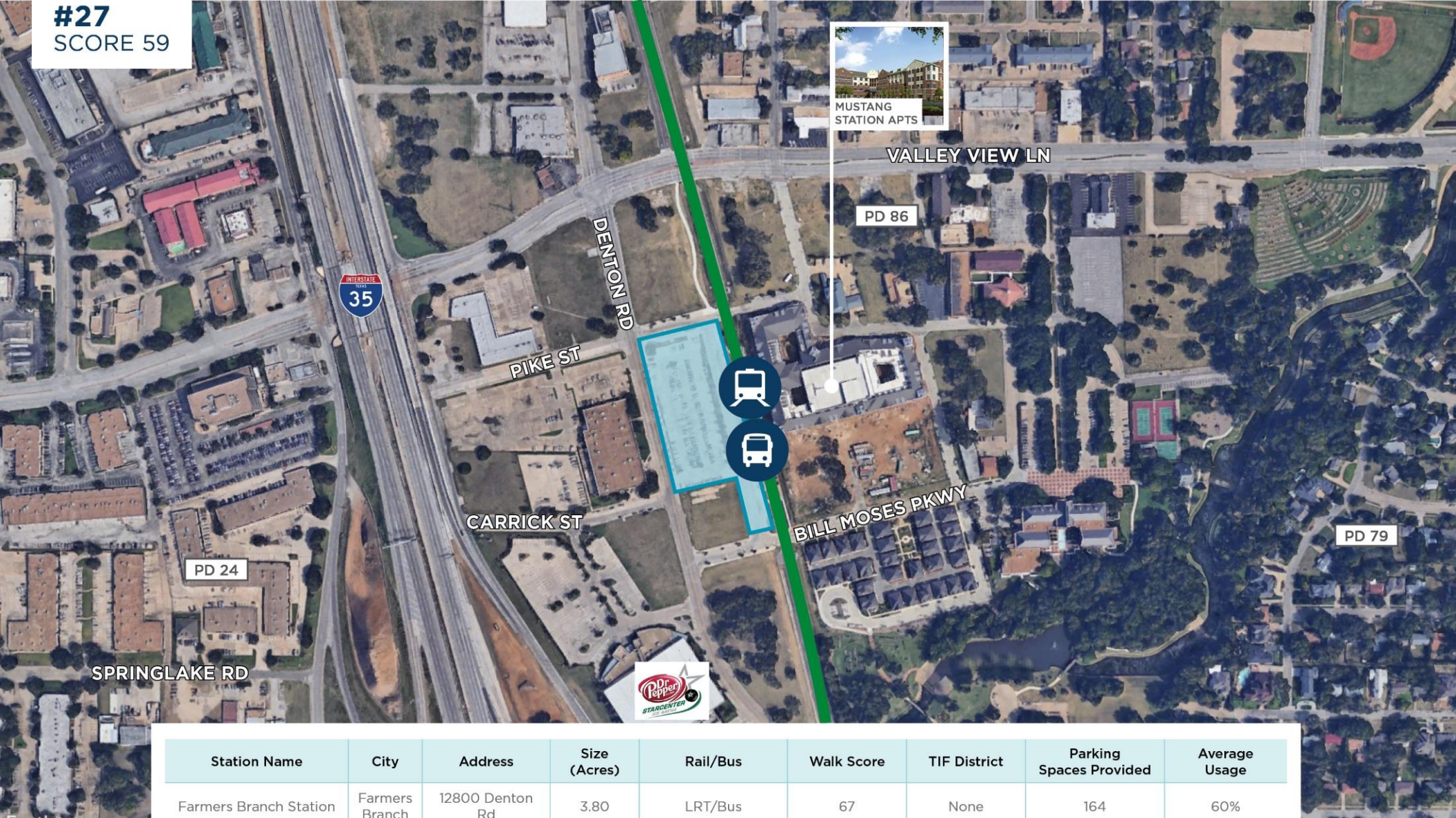
#26
SCORE 60



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Royal Station	Dallas	11310 Denton	4.00	LRT/Bus	72	None	221	23%

FARMERS BRANCH STATION

#27
SCORE 59



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Farmers Branch Station	Farmers Branch	12800 Denton Rd	3.80	LRT/Bus	67	None	164	60%

OVERVIEW OF TOD PROPERTY EVALUATION

TRINITY MILLS STATION



#28
SCORE 59



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Trinity Mills Station	Carrollton	2525 Blanton Dr.	17.45	LRT/Bus/DCTA	28	TIRZ District (Carrollton)	494	65%

8TH & CORINTH
STATION



#29
SCORE 57



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
8th & Corinth Station	Dallas	1740 E. 8th St	6.94	LRT/Bus	29	TOD (Dallas)	196	60%

HAMPTON
STATION



#30
SCORE 57



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Hampton Station	Dallas	2002 S Hampton Rd	10.60	LRT/Bus	58	None	455	44%

OVERVIEW OF TOD PROPERTY EVALUATION

LBJ/SKILLMAN STATION



#31
SCORE 57



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
LBJ/Skillman Station	Dallas	10100 LBJ Fwy	26.02	LRT/Bus	56	Skillman Corridor (Dallas)	654	15%

OVERVIEW OF TOD PROPERTY EVALUATION

LEDBETTER STATION



#32
SCORE 57



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Ledbetter Station	Dallas	2006 E Ledbetter Dr	8.78	LRT/Bus	65	TOD (Dallas)	399	11%

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LAKE JUNE STATION



#33
SCORE 55



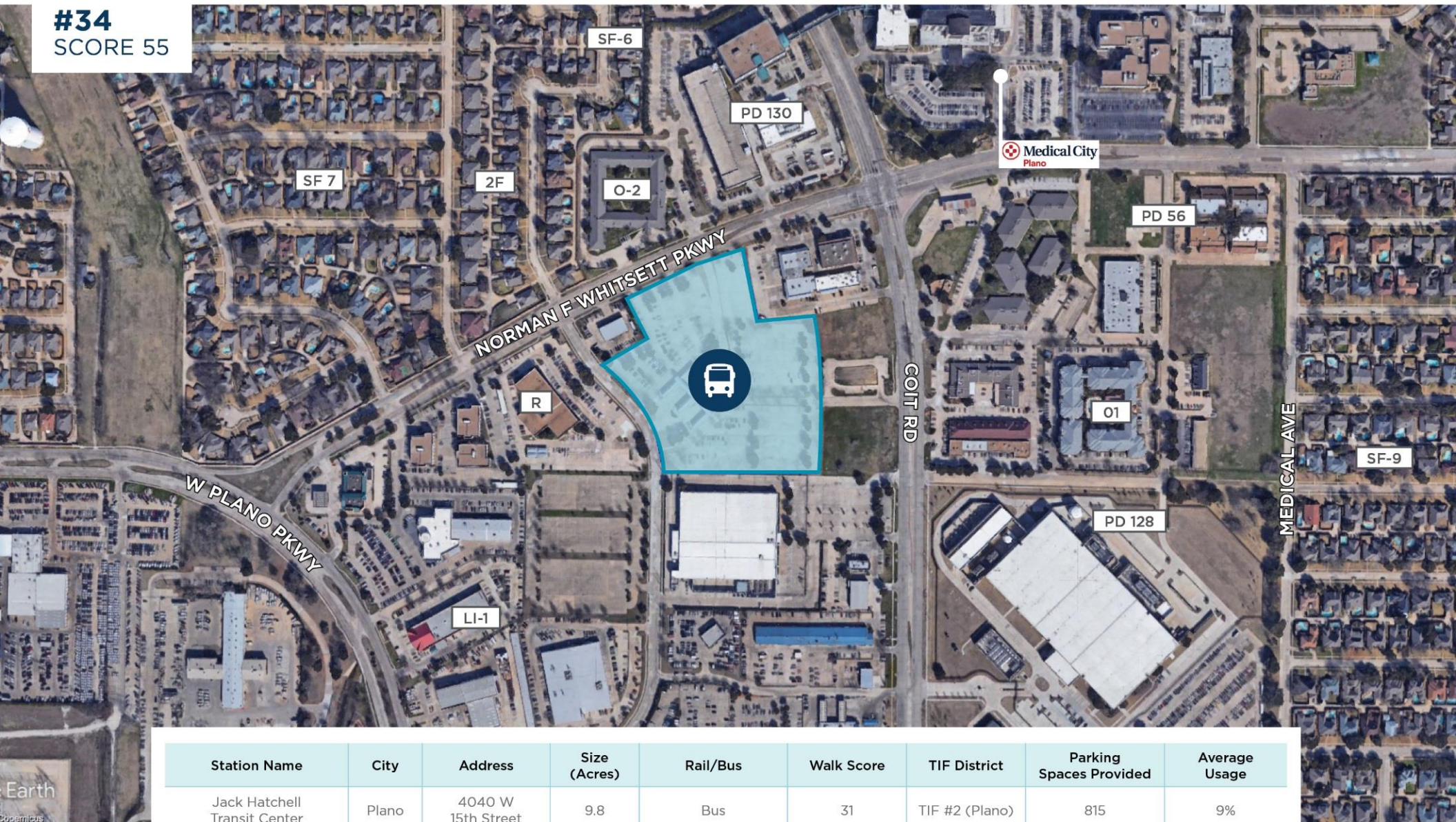
Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Lake June Station	Dallas	6410 Lake June Rd	22.90	LRT/Bus	36	None	434	23%

OVERVIEW OF TOD PROPERTY EVALUATION

JACK HATCHELL TRANSIT CENTER



#34
SCORE 55



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Jack Hatchell Transit Center	Plano	4040 W 15th Street	9.8	Bus	31	TIF #2 (Plano)	815	9%

WALNUT HILL/DENTON STATION



#35
SCORE 55

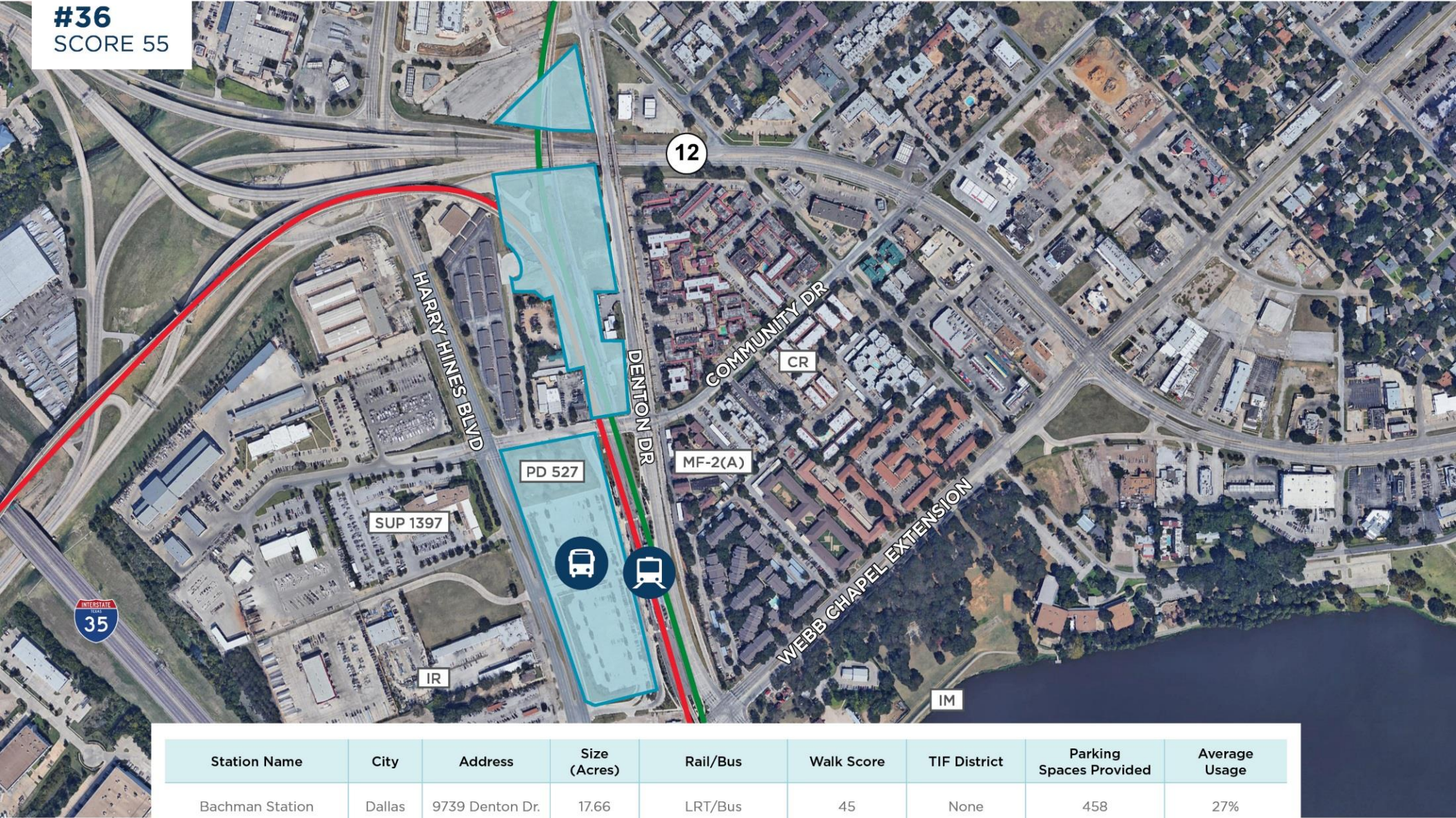


Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Walnut Hill/Denton Station	Dallas	2815 Walnut Hill	13.34	LRT/Bus	47	None	269	3%

BACHMAN
STATION



#36
SCORE 55



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Bachman Station	Dallas	9739 Denton Dr.	17.66	LRT/Bus	45	None	458	27%

OVERVIEW OF TOD PROPERTY EVALUATION

DEEP ELLUM STATION



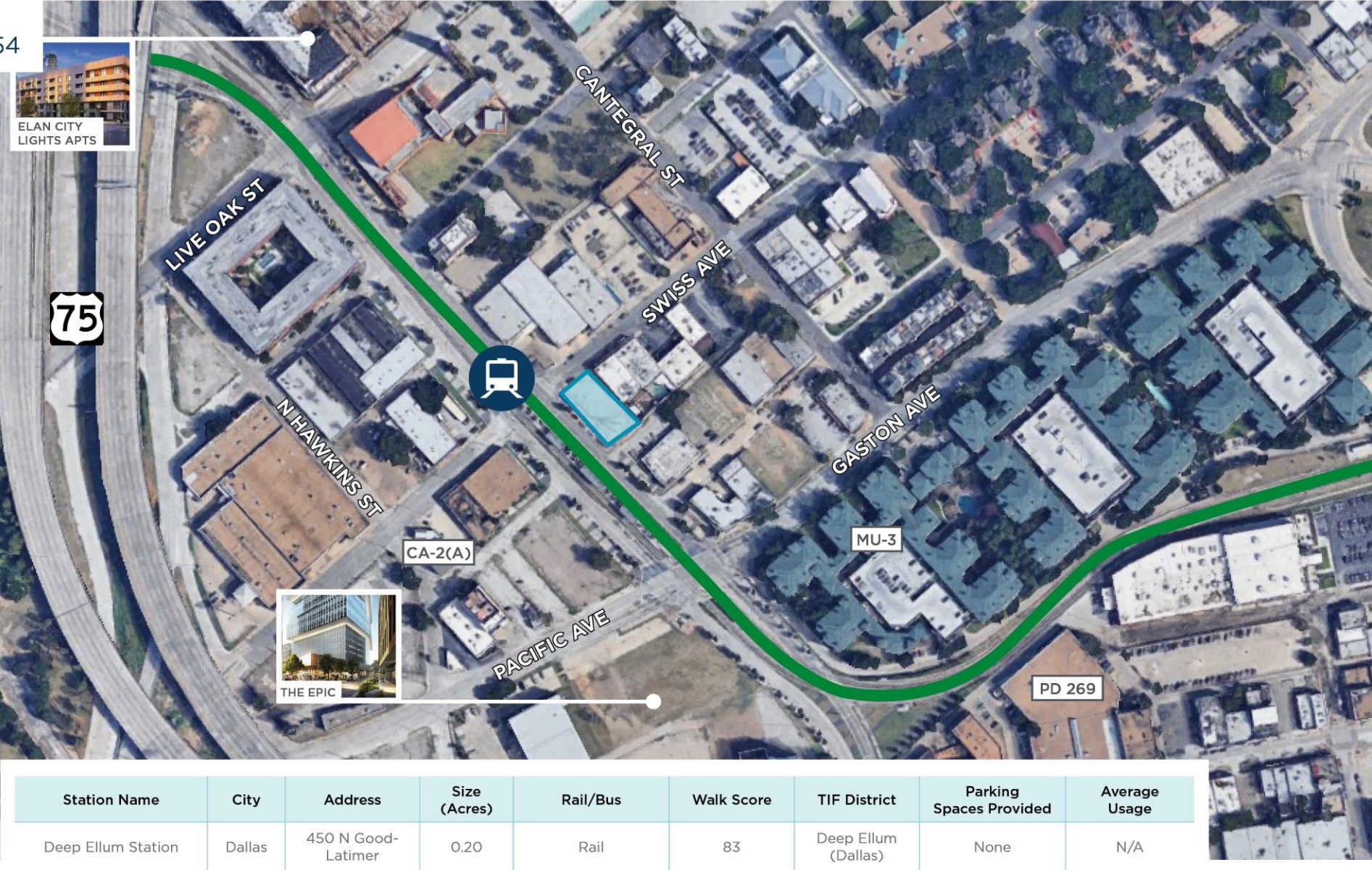
#37
SCORE 54



ELAN CITY
LIGHTS APTS



THE EPIC



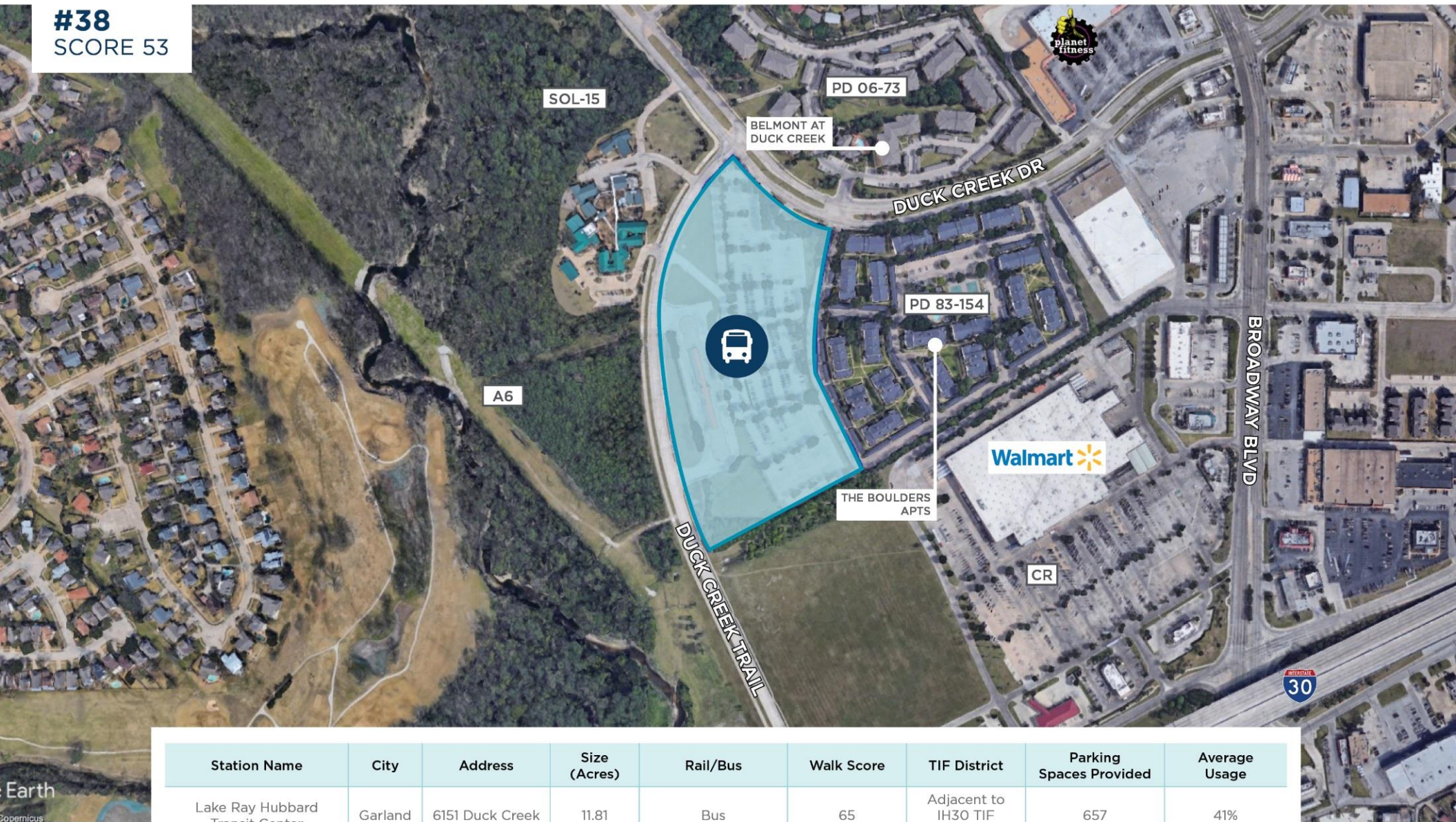
Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Deep Ellum Station	Dallas	450 N Good-Latimer	0.20	Rail	83	Deep Ellum (Dallas)	None	N/A

OVERVIEW OF TOD PROPERTY EVALUATION

LAKE RAY HUBBARD TRANSIT CENTER



#38
SCORE 53



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Lake Ray Hubbard Transit Center	Garland	6151 Duck Creek	11.81	Bus	65	Adjacent to IH30 TIF (Garland)	657	41%

WHITE ROCK
STATION



#39
SCORE 51



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
White Rock Station	Dallas	7333 E Northwest Hwy	9.79	LRT/Bus	18	None	496	57%

OVERVIEW OF TOD PROPERTY EVALUATION

WEST IRVING STATION



#40
SCORE 51



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
West Irving Station	Irving	4200 Jackson	14.35	TRE/Bus	21	None	537	17%

DOWNTOWN IRVING/HERITAGE CROSSING STATION

#41
SCORE 49



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Downtown Irving/Heritage Crossing Station	Irving	201 Rock Island	1.14	TRE/Bus	75	TIRZ #2 (Irving)	406	26%

OVERVIEW OF TOD PROPERTY EVALUATION

ILLINOIS STATION



#42
SCORE 49



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Illinois Station	Dallas	2111 S. Corinth St.	31.5	LRT/Bus	43	TOD (Dallas)	345	34%

OVERVIEW OF TOD PROPERTY EVALUATION

SOUTH GARLAND TRANSIT CENTER



#43
SCORE 47



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
South Garland Transit Center	Garland	4051 Leon Rd	9.25	Bus	33	None	603	8%

OVERVIEW OF TOD PROPERTY EVALUATION

RED BIRD TRANSIT CENTER



#44
SCORE 41



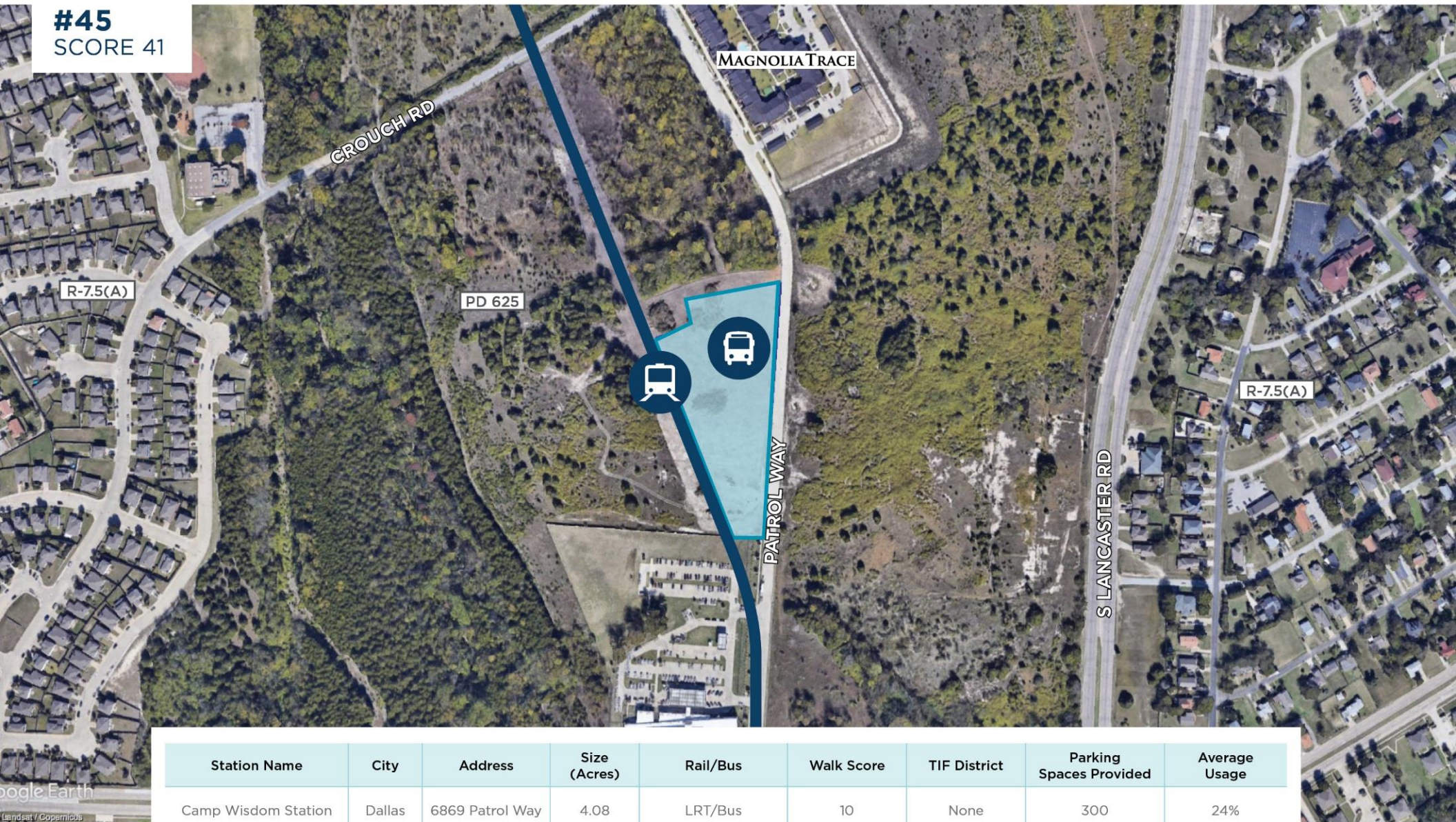
Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Red Bird Transit Center	Dallas	4831 S Hampton	8.15	Bus	39	None	588	33%

OVERVIEW OF TOD PROPERTY EVALUATION

CAMP WISDOM STATION



#45
SCORE 41



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Camp Wisdom Station	Dallas	6869 Patrol Way	4.08	LRT/Bus	10	None	300	24%

OVERVIEW OF TOD PROPERTY EVALUATION

GLENN HEIGHTS PARK AND RIDE



#46
SCORE 37



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Glenn Heights Park and Ride	Glenn Heights	1200 E Bear Creek	4.99	Bus	12	None	595	53%

OVERVIEW OF TOD PROPERTY EVALUATION

LAWNVIEW STATION



#47
SCORE 35



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Lawnview Station	Dallas	5900 Scylene	80.63	LRT/Bus	12	None	370	31%